



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION

500 WEST TEMPLE STREET

LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.

County Counsel

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TELEPHONE

(213) 974-1921

FACSIMILE

(213) 617-7182

TDD

(213) 633-0901

Agenda No. 67

06/07/06

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

**Re: CONDITIONAL USE PERMIT NUMBER 03-010-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

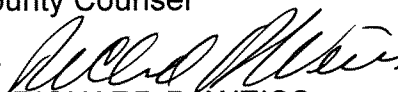
Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit which proposes the construction and operation of a private recreational facility, sports retail shop and recreational vehicle sales facility on Sunrise View Street in the Soledad Zoned District. At the completion of the hearing, you indicated an intent to approve the permit and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By


RICHARD D. WEISS
Assistant County Counsel
Property Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

RDW/

Enclosures

HOA.378105.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 03-010-(5)**

1. The applicants are requesting a conditional use permit ("CUP") to authorize the construction, operation, and maintenance of a private recreational club, to include an outdoor archery field, indoor archery range, and sports retail shop. The applicants are also requesting a zone change from A-1-1 (Light Agricultural - one acre minimum) to C-3-DP (Unlimited Commercial – Development Program) on approximately four acres of the subject property and propose to operate a recreational vehicle ("RV") sales yard at that location. The requested CUP will also authorize the RV sales lot in the C-3-DP zoned portion of the property.
2. The site plan depicts the 17 acre parcel. A four acre, trapezoidal-shaped portion of the property has been proposed for the zone change to accommodate the RV sales lot. The site plans show a 720-square-foot modular office building, six compact parking spaces, and 78 RV parking spaces in a two-tiered, gravel-paved lot. The elevation of the southern pad is 3,019 feet and the elevation of the northern pad is 3,035 feet. Access will be provided from two driveways on Sunrise View Street. The applicant proposes to encircle the RV sales lot with concrete masonry and wrought iron fencing. Landscaping will be provided on the street frontage along Sunrise View Street and portions throughout the RV sales lot. Lighting will be provided according to the Acton Community Standards District Style Guidelines, in the form of log lighting poles.

The site plan also shows the archery facility in the middle portion of the flag lot property, accessed by a 25' private access way from Sunrise View Street. Log fencing will follow along the private access way to the archery center. Thirty-four parking spaces, including two handicapped accessible spaces, will be provided around the 13,000 square foot building. A ten-foot-wide porch will be built along the east side of the building. Four roll-up doors will be built on the west side of the building. The main entrance will be located at the south side of the building, opposite the driveway access. The building will include a 20 yard/18 meter tournament range, a 3-D pop-up target range, space for equipment sales and repair, an office, and lounge areas. A walking path leads to the 121 foot by 329 foot, 39,063-square-foot outdoor range, located towards the center of the parcel. Landscaping will be provided along the north and south sides of the outdoor range. Log rail fencing will be provided along the driveway up to the facility.

3. The applicant has proposed operation times for the RV sales lot that are similar to those used on the neighboring RV sales and repair facility across the street, which operates between 8 a.m. and 7 p.m., seven days a week. The applicants estimate that four employees will be working at the RV sales lot.

4. The applicants are further requesting to operate an outdoor sports recreational center to include indoor and outdoor archery ranges and archery and paintball equipment sales. The facility is proposed to operate with four employees, between the hours of 11 a.m. and 7 p.m., Tuesday through Saturday. Archery instruction for adults and youths will be offered at the site. The outdoor field will be used during daylight hours only. Approximately four tournaments will be held per year. Special events are proposed to attract no more than 100 persons.

Multiple measures will be taken to ensure that the archery facility will be operated in a safe manner. The outdoor archery field will be oriented so that the archers will shoot to the northeast into the hillside, towards the property interior. The maximum distance an average experienced archer can shoot is 300 feet. The Antelope Valley Freeway will be at least 350 feet away from the outdoor field. The adjacent property to the west and Sunrise View Street are within 300 feet of the outdoor sports field. Sunrise View Street leads to only a few residences and is not a heavily used street.

5. The subject parcel is located at 33418 Sunrise View Street, in the community of Acton, in the Soledad Zoned District. The property is located on the northeast corner of East Old Sierra Highway and Sunrise View Street and includes properties at Assessor's Parcel Numbers 3057-024-011 and 3057-024-003.
6. The zoning designation of the subject property is A-1-1 to the north, east, and south. Zoning to the west consists of A-1-1 and C3-DP.
7. Surrounding land uses include single-family residences, RV sales and service, a travel trailer park, vacant land, and the Antelope Valley Freeway.
8. Parcel Map No. PM 24540 was recorded August 24, 2004, to record three single family lots on 7.86 acres. One of those parcels, Assessor's Parcel Number 3057-024-003, is included in this application.
9. On February 22, 1957, Ordinance 7091 designated the zoning on the property as M-3. On October 10, 1958, Ordinance 7401 changed the zoning on the property from M-3 to RA-15,000. With the adoption of the Antelope Valley Areawide General Plan and Acton Community Standards District on December 4, 1986, the property was changed from R-A-15,000 to A-1-1.
10. Pertinent policies under Chapter V of the Antelope Valley Areawide General Plan include:
 - a. Promote and enhance a rural community character in designated rural areas (11).

- b. Encourage an appropriate mix of land use types to prevent disharmony and degradation. Uses should be integrated using appropriate buffering techniques to create a cohesive community (26).
 - c. Encourage appropriate aesthetic measures (landscaping, signage, design themes, etc.) so that each community can be clearly distinguished from their neighbors (42).
 - d. Mitigate where possible undesirable impacts of adjacent land uses through utilization of appropriate buffers, building codes, and standards (62).
11. The subject property is designated N1 (Non-Urban 1 - one dwelling unit per two acres) on the Land Use Policy Map of the Antelope Valley Areawide General Plan. Properties in areas with this designation are suitable for residential and non-residential uses that will maintain the character of existing neighborhoods with an average of .5 dwelling units per acre or one dwelling unit per two acres. Private and commercial recreational uses are allowed in non-urban areas, if they are intended to serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. General development policies under Chapter VI of the Antelope Valley Areawide Plan for non-residential uses in non-urban areas include:
- a. The proposed use shall be located and designed so as to minimize the scenic, noise, and odor impacts on adjacent neighborhoods and other adjacent land uses (3a1, VI -24).
 - b. The proposed site should be appropriately landscaped such that the development blends into the surrounding landscape as much as possible. Appropriate landscaping should include whenever practical, materials appropriate to desert environs (3c1, VI -24).
 - c. The proposed site should be appropriately fenced, if necessary (3c2, VI -25).
 - d. Consideration should be given to appropriate hours of operation (3c3, VI -25).
 - e. If located in a hillside area, the proposed site should be designed so as to minimize necessary grading and to take advantage of existing hillside contours. The design should also minimize the scenic and geologic impacts of the project, particularly erosion and land slippage (3c5, VI -25).

Private and commercial recreational uses are allowed in non-urban areas if they are intended to serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. Due to the location and design, the proposed private recreational club will not cause a

significant disruption or safety hazard to the surrounding community. It is consistent with the N1 land use designation which allows non-residential uses that provide specialized activities that are compatible with and sensitive to the surrounding scenic and natural resources. The private recreational club can be found compatible with the Antelope Valley Areawide Plan policies.

In addition to residential uses, areas designated N1 allow private and commercial recreational uses that serve the needs of local residents and are designed in a manner compatible with and sensitive to surrounding scenic and natural resources. Properly conditioned, the proposed RV sales facility can complement the existing RV sales and service center across the street and can serve as a satellite sales office. Due to the popularity of RVs in the surrounding area, an RV sales center can be considered a use that serves both local and regional needs.

12. Section 22.08.180 provides the definition for a private recreation club: "Private recreation club" means an association of persons who are bona fide members, paying regular dues, and organized to provide outdoor recreational facilities for members and their guests, but not including an association organized primarily to render a service customarily carried on as a commercial enterprise.

The applicant has outlined an operating proposal in which all users would be required to attain yearly membership with the archery center. All members would be required to sign in upon entry. The facility will be monitored by range masters. The applicant is proposing archery sales as an accessory use.

13. According to Section 22.44.126 C 1, proposed development must consider and preserve to the greatest extent feasible the hillsides, ridgelines, drainage courses, and other natural features. Buildings and structures should blend in to terrain by using setbacks, structure heights, and architectural designs.

The proposed archery facility and RV sales lot will be built at the base of the hillside. While a portion of the archery center parking area will be built over a seasonal drainage course, the seasonal drainage course terminates about 100 feet to the south, at a concrete drainage swale on the north side of the Antelope Valley Freeway. The applicant has been required to submit a drainage concept to the Department of Public Works.

14. According to Section 22.44.126 C 2, development plans shall emphasize the protection of, and revegetation with, native vegetation, including native plants, grasses, shrubs, and trees which intercept, hold, and more slowly release rainfall than bare earth surfaces. All disturbed and revegetated landscaping shall be maintained over a two-year period. A detailed landscaping plan will be required in the project conditions.
15. According to Section 22.44.126 C 3, all uses in commercial land classifications and all non-residential uses within urban residential or non-urban land

classifications which are not accessory to residential structures shall: a) not exceed a height of 35 feet; b) be designed in a "Western frontier village, circa 1890's style," and c) be designed to conceal from public view all external utilities.

The proposed archery facility will reach a height of 31 feet 4 inches and will not exceed the height limit. The building features a false storefront and covered porch on the east side of the building. The south and west sides of the building, which will be visible from public view, will be required to be designed with "Western Frontier Village, circa 1890's style" features. External utilities will also be required to be hidden from public view. The proposed RV sales lot would meet the height requirement as the proposed office trailer is one story. These requirements will be included in the project conditions.

16. According to Section 22.44.126 C 4, the maximum impervious finished surfaces for non-residential uses, including stores, shall not exceed 90 percent. The subject property is a 17 acre site. The parking area for the archery center and the RV sales lot will have gravel paving. About half of the property will be undisturbed. This requirement has been met.
17. According to Section 22.44.126 C 5, billboard signs are prohibited. According to Section 22.44.126 C 6, the following regulations apply to signage: a) signage shall be unobtrusive and in the style of Western frontier architectural guidelines; b) lighting shall be external with internal illumination prohibited; c) wall businesses signs shall not exceed the highest point of the building. The maximum area permitted of a wall sign is one and one-half square feet for each one linear foot of building frontage, not to exceed 100 square feet per tenant; and d) freestanding business signs, typically monument style, as provided for in Section 22.52.890, except that roof business signs shall be prohibited, the height of such signs shall be limited to five feet measured from the natural grade at street level, and the maximum area of combined faces on such signs shall be limited to 100 square feet.

Billboard signs have not been proposed. A freestanding sign is currently located on the property. Additional signage has not been proposed. These requirements will be included in the project conditions.

18. According to Section 22.44.126 C 7, in addition to standards provided in Section 22.48.160 concerning the height of fences, the following fence design features shall apply to the construction of perimeter fencing: a) only split rail, open wood, wire, or wrought iron style or similar open-type perimeter fences shall be permitted, except on residential lots of less than 10,000 square feet, or unless view-obscuring fences are required for visual shielding by other provisions of this title; and b) except where otherwise required by ordinance, at least 70 percent of the entire fence area shall be non-view-obscuring; no slats or other view-obscuring materials may be inserted into or affixed to such fences. Any solid

lineal sections must be primarily for structural purposes or provide minor architectural design features.

Log fencing has been proposed along the driveway leading up to the archery center. Fencing has not been proposed for the archery facility. Wrought iron fencing has been proposed around the perimeter of the RV sales lot.

19. Outside storage is permitted in the C-3-DP zone. Any outside storage of recreational vehicles shall conform to Section 22.52.610. Outside storage is not a use allowed in the A-1 zone. Any proposed or future outside storage in the C-3-DP zone shall conform to these requirements. These requirements will be included in the project conditions.
20. According to Section 22.44.126 C 8, exterior lighting shall be designed to minimize off-site illumination, while meeting requirements for public safety. Where lights are required, cut-off fixtures in keeping with the Western frontier architectural style will be specified. The applicant has included exhibits of proposed log pole lighting fixtures. These requirements will be included in the conditions.
21. According to Section 22.44.126 C, street improvements shall complement the rural character of the Acton community. All required local and highway streetlights shall utilize cut-off "Mission Bell" design fixtures, as specified by the local electric utility. Concrete sidewalks, curbs, and gutters will generally not be required on local streets. A sidewalk is not shown on the site plan and will not be required unless improvements are made to the adjacent properties.
22. Section 22.20.120 provides yard requirements as follows – 20 feet for front yards, 5 feet for side yards, and 15 feet for rear yards. According to the site plan, the front, side, and rear yards conform to these requirements.
23. According to Section 22.52.1110, parking requirements for amusement, assembly, drinking, eating, or entertainment is one parking space per three persons. The applicant estimates that the site will accommodate 66 archers at full capacity, with a maximum of 46 archers in the indoor range and 20 archers in the outdoor range. The applicant also proposes special events designed to attract no more than 100 persons. Based on that capacity, the project would require 33 parking spaces. The site plan provides 34 parking spaces, which is adequate for the 100 person capacity. This requirement has been met.
24. Section 22.52.1060 D requires that where parking facilities are located against agricultural or residential zones, a solid masonry wall not less than five feet nor more than six feet in height shall be established along the side and rear lot lines adjoining said zones. Such wall shall not be less than four feet in height above the surface of the adjoining property. If said wall is more than six feet in height

above said adjoining property, it shall be set back from the adjoining property line a distance of one foot for each one foot in height above six feet.

25. No solid walls are shown on the site plan. A 5 foot to 6 foot high solid wall is required for parking areas adjacent to residential or agricultural areas. The parking area for the private recreational club is located along the Antelope Valley Freeway and not adjacent to residential property. A solid wall will not be required.
26. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act ("CEQA") and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project, which included traffic and noise, but prior to the release of the proposed mitigated negative declaration for public review, the applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. The Mitigated Negative Declaration demonstrates that there is no substantial evidence, in light of the whole record, that the project as revised may have a significant effect on the environment. A Mitigation Monitoring Program has been drafted to ensure that the applicant performs the required mitigation measures.
27. The proposed use is consistent with the Antelope Valley Areawide Plan and is in compliance with the requirements of the Acton Community Standards District.
28. As conditioned, this proposed project will be compatible with the surrounding area and does not pose adverse impacts.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. The proposed use is consistent with the adopted general plan for the area;
- B. The requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;
- C. The proposed site is adequate in size and shape to accommodate the development features prescribed in Title 22 of the County Code, or as otherwise required in order to integrate said uses with the uses in the surrounding area; and
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Indicates that it has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment of the Board, and adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program prepared for the project; and .
2. Approves Conditional Use Permit Number 03-010-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 03-010-(5)

1. This grant authorizes the use of the subject property for the construction, operation, and maintenance of a private recreational facility limited to archery and archery-related uses, including related retail sales, only on the portion of the property zoned A-1-1. This grant also authorizes a recreational vehicle sales lot limited to the portion of the property zoned C-3-DP. Both uses are authorized as depicted on the approved Exhibit "A," subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Conditions No. 10, 11, and 22. This grant shall not be effective unless and until the Board of Supervisors has adopted Zone Change Case No. 03-010-(5) and an ordinance reflecting such changes of zone has become effective.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit.

There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee according to Los Angeles County Code Section 2.170.010.

- 6. This grant will expire unless used within two years from the date of approval. A one-year time extension may be requested, in writing and with payment of the applicable fee, at least six months before the expiration date.
- 7. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
- 8. Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of the Department ("Director").
- 9. This grant will terminate 20 years after the approval date unless renewed by the Director for up to two additional periods of ten (10) years each, upon the permittee's request made in accordance with the procedures set forth in Part 12 of Chapter 22.56 of the County Code. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new conditional use permit application shall be filed with the Department at least six months prior to the expiration of this permit, whether or not any modification of the use is requested at that time.
- 10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for 10 biennial inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be \$150 per inspection, or the amount equal to the current recovery cost at the time of payment, if that amount is different.

11. Within five days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the County for all costs incurred in such proceedings.
13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said department.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

16. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
17. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
18. The subject facility shall be developed and maintained in compliance with requirements of Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.
19. All parking lot and other exterior lighting shall be hooded and directed away from neighboring residences to prevent direct illumination and glare, and shall be turned off within thirty minutes after conclusion of activities, with the exception of sensor-activated security lights and/or low level lighting along all pedestrian walkways leading to and from the parking lot.
20. Within 60 days of the approval date of this grant, the permittee shall submit to the Director for review and approval three copies of an Exhibit "A," similar to that presented at the public hearing, that depicts all required project changes, including: a) materials and heights for all fences and walls; and b) a minimum of six standard parking spaces for the RV sales lot. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.
21. The permittee shall submit three copies of a sign plan depicting the location and size of all signage on the property in compliance with the Zoning Ordinance prior to installation of the signage. The signage plan may be incorporated into the revised site plan.
22. The permittee shall comply with the attached "Project Changes/Conditions Due to Environmental Evaluation" and the corresponding Mitigation Monitoring Program. The applicant shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports. This deposit is due and payable within 30 days of the approval date of this grant.

23. The permittee shall submit a landscape plan to include all disturbed areas and manufactured slopes. The landscape plan shall utilize drought resistant plants native to the area. The landscaping plan shall be subject to review by the Director prior to approval.
24. The permittee shall consult with the Department for any additional uses and/or construction on the site. A new conditional use permit will be required for any additional uses other than uses accessory to the approved private recreational facility or any new construction on the site.
25. All buildings shall be consistent with "Western frontier village, circa 1890's style" design.
26. The hours of operation shall be limited to those hours between 7:00 a.m. and 10:00 p.m. Outdoor uses shall be limited to daylight hours only. The outdoor archery field shall not be lit.
27. Heating, ventilation, and air condition units shall be placed at ground level and oriented toward the inside of the building structure. Units shall be screened from view.
28. The use of amplified sound including the use of loud bells, outdoor public address systems, or similar acoustical devices shall be prohibited.
29. A minimum of 33 parking spaces shall be provided for the private recreational archery club. A minimum of two parking spaces shall be handicap accessible. A minimum of six parking spaces shall be provided for the recreational vehicles sales lot.

The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized uses. Recreational vehicles, motor homes, and trailers are prohibited from parking within any required yard/setback area.
30. Outside storage, including the storage of recreational vehicles, is allowed in the C-3-DP zone, in compliance with the Zoning Ordinance. Outside storage may be incorporated into the revised site plan. Outside storage is prohibited in the A-1-1 zone.
31. Firearm and paintball sales and uses are prohibited at this site.
32. The permittee shall comply with all Fire Department requirements provided in their attached correspondence dated September 3, 2004, or as otherwise modified by said department.

33. The permittee shall comply with all Public Works requirements provided in their attached correspondence dated August 25, 2004, except for the requirement of a traffic study or as otherwise modified by said department. The provision of sidewalks and street lighting by the permittee and along the permittee's property shall be postponed until sidewalks and street lighting improvements are provided along the remainder of Sunrise View Street.

Attachments:

Project Changes/Conditions Due to Environmental Evaluation

Mitigation Monitoring Program.

Fire Department letter, dated September 3, 2004

Public Works letter, dated August 25, 2004

**PROJECT CHANGES/CONDITIONS
DUE TO ENVIRONMENTAL EVALUATION**

PROJECT No. CUP/ZC 03-010

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of project approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

Fire Hazard

Prior to issuance of any grading permit, the applicant shall submit a fuel modification/landscape plan to be reviewed and approved by the Fire Department.

Flood Hazard

Prior to issuance of any grading permit, the applicant shall submit a drainage concept to be reviewed and approved by the Department of Public Works.

Water Quality/Supply

Prior to issuance of any grading permit, the applicant shall submit a detailed feasibility report of installing a private sewage disposal system to the Department of Health Services for review and approval.

At the time of construction when public sewer, intended to serve any lot or premises, is available within 200 feet of the property line, all plumbing and waste water drainage system on such lot or premises shall be connected to such public sewer.

Prior to issuance of any building permit, the applicant shall obtain authorization from the California Regional Water Quality Control Board for design and installation of the proposed private sewage disposal system.

Prior to issuance of any grading permit, the applicant shall demonstrate availability of an adequate sustainable supply of potable water from an approved source. Potable water to the entire property shall be supplied through an approved public water system.

Air Quality

Prior to issuance of any grading permit, the applicant shall comply with South Coast Air Quality Management District (SCAQMD) Rule 403 and prepare a fugitive dust control plan to the satisfaction of the SCAQMD. A copy of the approved shall be retained on site during construction period for inspection purposes.

Biota

Prior to grading, a qualified biologist shall be retained by the applicant as the biological monitor subject to the approval of the County of Los Angeles. That person shall ensure that impacts to biological resources are avoided or minimized, and shall conduct pre-grading field surveys for special-status plant and animal species that may be affected and/or eliminated as a result of grading and/or site preparation activities. During earthmoving activities, the biological monitor shall be present to relocate any vertebrate species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading activities if violations of mitigation measures or any local, state, or federal laws are suspected.

Project related activities likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a project biologist acceptable to the Director of Planning surveys the project area prior to disturbance to confirm the absence of active nests or nesting habitat. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat or any action that may cause disruption of nesting behavior such as loud noise from equipment and/or artificial night lighting. Surveys shall be conducted weekly, beginning no earlier than 30 days and ending no later than 3 days prior to the commencement of disturbance. If an active nest is discovered, disturbance within 300 feet (500 feet for raptors) shall be postponed until the nest is vacated, offspring have left the nest area and there is no evidence of further attempts at nesting. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Areas altered during cut and fill operation shall be revegetated with locally indigenous, native plants immediately following completion of grading activity. The applicant shall submit a revegetation plan to the Fire and the Regional Planning Departments for review and approval prior to issuance of any grading or building permit. Revegetated slopes shall be maintained and irrigated as necessary until full cover is established. This revegetation plan may be incorporated within the fuel modification/landscape plan.

Security lighting for on-ground facilities and equipment are to be down-shielded to keep light minimal within the boundaries of the site.

Prior to alteration of any streambeds and issuance of any grading permit, the applicant shall enter into an agreement with the California State Department of Fish and Game, pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Before any dredged or fill material is discharged into waters of the U.S., the applicant may be required to submit a Department of Army Permit Section 404 Clean Water Act to Army Corps of Engineers, Los Angeles District Branch.

Visual

Prior to issuance of any grading permits, the applicant shall prepare a landscape plan to be reviewed and approved by Regional Planning.

Traffic/Access

Within 90 days of project approval, the applicant shall submit a revised Site Plan to Departments of Regional Planning and Public Works to depict, but not limit to, the following: (1) correct scale legend, (2) site access and interior circulation for the property including the recreation vehicle storage area, the archery ranges and other structures, (3) adjacent intersections in relation to the project and Sunrise View Street, (4) correct Assessor's Parcel Number (APN).

A striping plan for Sunrise View Street shall be submitted to Public Works for review and approval prior to issuance of any grading permit.

Culture Resources

The applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

Mitigation Compliance

As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting annual mitigation compliance report to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

Applicant

Date

No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

11-8-04

Date



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

RP

DATE: 09-03-2004

TO: Department of Regional Planning
Permits and Variances

SUBJECT: ZC 03-010

LOCATION: 33418 Sunrise View St. Acton

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 3000 gallons per minute for 3 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☒ Install 1 Public and/or On-site and/or 1 Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Provide the following information on the site plan: Occupancy, type of construction, extent of fire lanes, (indicated on the plans by shading or cross-hatching)
- ☒ Location: Install one new public fire hydrant on the north side of E. Old Sierra Hwy. by the proposed driveway. Provide locations and sizes of all fire hydrants within 300 feet of all property lines. Provide information on fire flow availability on LACoFD Form 195. Additional requirements may be made once information on hydrant locations and fire flow availability is received and reviewed.
- ☒ Access: The proposed Private Driveway, East of Sunrise View St. shall provide a minimum unobstructed width of 26' Clear to Sky, vehicular access to within 150 feet travel distance of all portions of the exterior walls.
- ☒ Special Requirements: Submit architectural drawings, including site plan, floor plan, elevations, door and windows schedules to Fire Prevention Engineering, 335-A East Ave K 6, Lancaster.
Phone: 661 949 6319

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: Janna Masi 

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 25, 2004

IN REPLY PLEASE
REFER TO FILE: LD-4

TO: Russell Fricano
Zoning Permits Section I
Department of Regional Planning

FROM: Barry S. Witler *Barry S. Witler*
Transportation Planning and Subdivision Review Section
Land Development Division

CONDITIONAL USE PERMIT NO. 03-010

We have reviewed the subject case in the Acton area in the vicinity of Sunrise View Street (33418 Sunrise View Street) and Old Sierra Highway. This case is for the construction of RV and boat storage, RV sales, archery sport center, and archery sales in addition to zone changes.

We recommend that this permit not be approved at this time. The applicant shall submit a traffic study to Public Works for review and approval and comply with the mitigation measures identified in the approved traffic study to the satisfaction of Public Works. For additional questions, please contact Suen Fei Lau of our Traffic and Lighting Division at (626) 300-4820.

If this permit is approved, we recommend the following conditions:

1. Construct sidewalk on Sunrise View Street to the satisfaction of Public Works
2. Realign the private access road to align with the paved Old Sierra Highway west of Sunrise View Drive.
3. Repair any displaced, broken, or damaged curb, gutter, and pavement on Sunrise View Street along the property frontage to the satisfaction of Public Works.
4. Comply with the following street lighting requirements:

- a. Provide street lights on concrete poles with underground wiring on Sunrise View Street along the property frontage. Street lighting plans must be approved by the Street Lighting Section. For additional information, please contact the Street Lighting Section at (626) 300-4726.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights, in the amount of \$30,000, and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
 - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
 - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - 3) Submit a map of the proposed development, including any roadways conditioned for street lights that are outside the proposed development area, to the Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The area must be annexed into the Lighting District, and all street lights in the project or the current phase of the project must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the project or approved project phase have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Russell Fricano
August 25, 2004
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- d. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.
- 5. Underground all utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

WH:ca
P:\LDPUB\TRANS\CUPS\CUP 03-010 CONS

cc: Traffic and Lighting (Abdelhadi, Chon, Alfonso)